

PLANNING AND ZONING COMMISSION
Monday, June 9, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Dr. Konold made a motion to excuse Mr. Graber and Mr. Knowlton. Ms. Solomon seconded the motion. The motion passed unanimously.

Also present was Patrick Murphy from the Landmarks Commission for the Preservation Area review.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the May 12, 2008 Planning and Zoning Commission meeting. Mr. Vasko seconded the motion. The motion passed unanimously.

Public Comment – None.

Administration of Public Oath

Mr. Christensen administered the public oath.

Item 1. Preservation Area, Application #PA-08-02 Property Owners and Applicants, Tom and Vickie Gibbs, for property located at 81 West Waterloo Street. They are requesting a Preservation Area approval for remodeling a former gas station, then antique store, to a half Vita store and half Holistic Health Store. Allan Neimayer, Planning and Zoning Administrator, gave the staff report. Vickie Gibbs was present to answer question from the Commission.

Mr. Wynkoop asked what size the windows are going to be on the front of the building. Ms. Gibb said that the two windows in the front are four by six. It is the same size as the window that is currently on the side of the building, so all three will all be the same size.

Mr. Wynkoop asked if the trim would be red. Ms. Gibb stated yes, it is maroon, five inch vinyl siding.

Mr. Christensen asked Mr. Murphy if he had any comments. Mr. Murphy stated that he is still concerned with putting in the smaller window, rather than leaving the historic window size.

Dr. Konold stated that he liked the symmetry of the smaller windows better. Mr. Murphy stated that if it was a brand new building he would agree. But he is going along with what is in the Preservation Guidelines, trying to keep the historic look of the building.

Dr. Konold made a motion to approve application #PA-08-02 with the updated drawings dated 6/2/08. Mr. Wynkoop seconded the motion. The motion passed 5 – 1, with Mr. Murphy voting no.

Item 2. Application #CU-08-02 Property Owner, Canal Winchester Local Schools, and Applicant, Karen Zeller representing Faith United Methodist Educare, for property located at 122 Washington Street, are requesting a Conditional Use approval for a daycare facility for kindergarten and school age children. Mr. Neimayer gave the staff report. Karen Zeller of Faith Educare was present to answer question from the Commission.

Dr. Konold asked how big the playground area is. Mr. Neimayer stated he does not have the dimensions, but it would appear to meet size requirement. His concern is with the lack of a fence. Ms. Zeller stated that the fence is against the residential area, but not from parking area.

Mr. Christensen opened the floor for public comment. There was none. Mr. Vasko made a motion to close the public hearing. Ms. Solomon seconded the motion. The motion passed unanimously.

Mr. Vasko made a motion to approve application #CU-08-02 with staff recommendations. Ms. Solomon seconded the motion. The motion passed unanimously.

Old Business – None.

New Business

1. Best Western – Mr. Neimayer outlined a proposal for signage on a cupola to be built on top of the roof over the pool area and also reviewed what the code allows. Atul and Arti Patel, Property Owners, were present to answer questions from the Commission. Mr. Patel outlined his proposal for the cupola and signage. He explained to the Commission the comments hotel guests have expressed in their difficulty locating the hotel once they turn off of US 33.

Mr. Vasko asked if there was currently a pole sign. Mr. Patel stated no, there is currently a monument sign. Mr. Neimayer stated that pole signs are not allowed under the Canal Commerce Area zoning text.

Dr. Konold stated his medical office is part of that development. He stated that the development sign was suppose to lit, but never was because there was no electricity ran to the sign in the first place. The only option would be from Wendy's or the Village utility pole. Mrs. Patel stated that the sign on the copula is much more visible.

Dr. Konold stated that the medical office paid less for their property on Prentiss School Drive than on Gender Road because there is less visibility.

Mr. Patel stated that the sign will be on the side of the copula, not above the roof line. Two existing wall signs will be moved to the copula.

Mr. Vasko stated that he is against the proposed copula. Other Commission members were okay with it as long as it is within the code.

Dr. Konold stated that as long as it is within code and a variance is not required, then he does not have a problem with it. But if a variance is required then he does not want to set precedence for the rest of the businesses on Prentiss School Drive. Mr. Christensen said that as long as they work with staff and keep it within code there will not be a problem.

2. New Stormwater Design Manual, Stream Corridor Protection Policy and Revision to Section 1125.08 (Stormwater Management) - Lisa Jeffrey of EMH&T gave a presentation. (See summary of her presentation). With no comments, Mr. Neimayer stated that he would add it to the Commission's agenda for next month for a public hearing so that the matter can then be forwarded onto Council.
3. New Subdivision Regulations – Mr. Neimayer explained the process that needs to occur for these new regulations to go into effect. With no other questions, Mr. Neimayer will also place this item on next month's agenda.
4. Commercial Development Standards – Mr. Neimayer asked if there were any questions or changes that need to be completed. Mr. Neimayer handed out pictures from a Wal-Mart in Montana with large tree islands and walkways between the parking rows. The commission discussed this design for options for the Commercial Development standards parking lot design section. Mr. Vasko stated that they should encourage parking lot design creativity to minimize the large expansive of pavement and asphalt in favor of having treescapes and greenscapes and rain gardens. There should be no more than 10 adjacent parking spaces in a row that is not separated by a tree island. The aisle ways shall be separated with green strip of at least 4 feet in width, which would bar or discourage cross traffic from one aisle to the next through parking spaces. Mr. Neimayer asked for a copy of Mr. Vasko's notes. Mr. Neimayer will then redraft this section and present it to the Commission at a future meeting.

Planning and Zoning Administrator's Report

Mr. Neimayer updated the Commission on site changes that he is proposing to KCDG for their site at Diley and Busey Road.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Dr. Konold seconded the motion. The motion passed unanimously.

Time Out: 8:46 p.m.

Date _____

Bill Christensen, Chairman

Jim Wynkoop, Vice-Chairman